085.0	0006	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	749,800 /	749,800
USE VALUE:	749,800 /	749,800
ASSESSED:	749,800 /	749,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAMBLER SAMUEL U A
Owner 2:	
Owner 3:	
Street 1:	78 MADISON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEEGER MARGARET C -
Owner 2:	-
Street 1:	78 MADISON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .195 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1557 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8500.000	277,300		472,500	749,800
Total Card	0.195	277,300		472,500	749,800
Total Parcel	0.195	277,300		472,500	749,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.47 | /Parcel: 481.47

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	53961
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0005.0

!6967!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	277,300	0	8,500.	472,500	749,800		Year end	12/23/2021
2021	101	FV	269,100	0	8,500.	472,500	741,600		Year End Roll	12/10/2020
2020	101	FV	269,200	0	8,500.	472,500	741,700	741,700	Year End Roll	12/18/2019
2019	101	FV	211,800	0	8,500.	465,800	677,600	677,600	Year End Roll	1/3/2019
2018	101	FV	211,800	0	8,500.	357,800	569,600	569,600	Year End Roll	12/20/2017
2017	101	FV	211,800	0	8,500.	337,500	549,300	549,300	Year End Roll	1/3/2017
2016	101	FV	211,800	0	8,500.	310,500	522,300	522,300	Year End	1/4/2016
2015	101	FV	199,900	0	8,500.	290,300	490,200	490,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:48:06

LAST REV

Date	Time
07/30/18	10:20:58
apro	

PAT ACCT. 6967

USER DEFINED

Prior Id # 1:	53961
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEEGER MARGARET	59683-78		8/3/2012		405,000	No	No		
TATOSKY JAMES W	25748-513		10/20/1995		194,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2008	408	Manual	5,500	C		G9	GR FY09	solar panels
4/22/1999	209	Manual	7,200					REROOF
12/2/1996	623		40,000					6X20 ADD TO KIT

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
12/10/2008	Meas/Inspect	294	PATRIOT
2/29/2000	Inspected	276	PATRIOT
1/13/2000	Measured	264	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8500		Sq. Ft.	Site		0	70.	0.79	6									472,501						472,500	

Total AC/HA:	0.19513	Total SF/SM:	8500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	472,501	Spl Credit		Total:	472,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	25 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:		
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32424378
Const Adj.:	0.99742496
Adj $ / SQ:	178.313
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401955
Depreciation:	124606
Depreciated Total:	277349

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 7		BRs: 2			Baths: 2				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

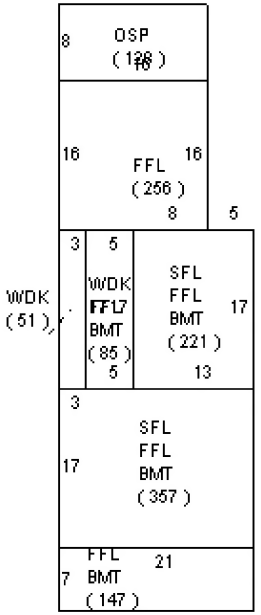
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.31
Special Features:	0	Val/Su Net:	105.40
Final Total:	277300	Val/Su SzAd	178.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,066	178.310	190,081
BMT	Basement	810	53.490	43,330
SFL	Second Floor	491	178.310	87,605
WDK	Deck	136	13.320	1,811
OSP	Screen Porch	128	32.250	4,128

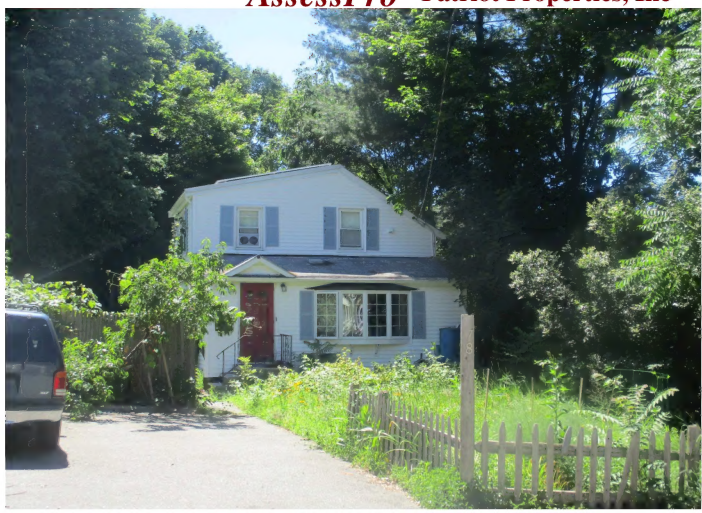
Net Sketched Area:		2,631	Total:		326,955
Size Ad	1557.3000	Gross Area	2718	FinArea	1557

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: